

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

RE: PROCLAIMER OF MINOR MODIFICATION OF THE
DOWNTOWN WATERFRONT - FANEUIL HALL URBAN
RENEWAL PLAN,
PROJECT NO. MASS. R-77

WHEREAS, the Urban Renewal Plan for the Downtown Waterfront - Faneuil Hall Urban Renewal Area, Project No. Mass. R-77, was adopted by the Boston Redevelopment Authority on April 16, 1964, and approved by the City Council on June 8, 1964; and

WHEREAS, Section 1101 of Chapter XI of said Plan entitled "Modifications" provides in pertinent part that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority where the proposed modification will not substantially or materially alter or change the Plan; and

WHEREAS, the Boston Redevelopment Authority has tentatively designated Rowes Wharf Company with the Beacon Companies as principals, having a local address of One Post Office Square, Boston, Massachusetts, 02110, as redeveloper of Parcels A-1/D-6 in the above referenced Urban Renewal Area; and

WHEREAS, the proposed redevelopment will necessitate modifications of the Downtown Waterfront - Faneuil Hall Urban Renewal Plan; and

WHEREAS, the Authority has determined that said modifications are minor modifications under Section 1101 of the Downtown Waterfront - Faneuil Hall Urban Renewal Plan.

NOW THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the maximum building height (in feet) for Parcels A-1 and D-6 as set forth in the table entitled "Table of Land Use and Building Requirements" contained in Section 503 of Chapter V of the Downtown Waterfront - Faneuil Hall Urban Renewal Plan, as amended, is hereby amended by deleting the number "165" and inserting in place thereof the number "182", followed by a reference to footnote ^{13/} and by inserting in said table the following footnote:

13/ Building height for such parcel shall be calculated to the top of the roof slab of the uppermost habitable floor and shall exclude any mechanical, air conditioning, elevator or stair rooms, equipment, housings, or towers or any parapet enclosing such rooms, equipment, housings or towers.

2. That these modifications are found to be minor modifications which do not substantially or materially alter or change said plan.

3. That it is hereby found and determined that the minor modifications of the Plan as set forth herein will not result in significant damage to or impairment of the environment and, further, that all practicable and feasible means and measures have been taken and are being utilized to avoid and minimize damage to the environment.

4. That all other provisions of said Plan not inconsistent herewith be and hereby are continued in full force and effect.

5. That the Director be and hereby is authorized to proclaim by certificate these minor modifications of the Plan in accordance with the provisions of the Urban Renewal Handbook RHM 7207.1.

MEMORANDUM

APRIL 19, 1984

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: WATERFRONT PROJECT, MASS. R-77,
MINOR MODIFICATION TO THE URBAN RENEWAL PLAN

The Authority's tentatively designated redeveloper of Rows/Fosters Wharf has been working with the design staff, in accordance with the Authority's design review procedures, to refine the design for its project on that parcel. As you will recall, at the time of tentative designation, the initial project design was reduced in height from 19 stories to 16 stories, with a resulting height of 165 feet. However, it has become clear through the design review process that substantial benefits to the project and the Authority can be derived from constructing the 16 story building using a steel structural system rather than a concrete system. The benefits include a better system for distribution of mechanical and electrical systems, which provides better marketability of office and residential spaces, and the shortening of the construction period by 3 to 6 months. The shorter construction period hastens the start of the Authority's percentage rent participation and provides for an earlier realization of new permanent jobs and full tax payment to the City.

Changing from a concrete structural system to a steel structural system will add only about one foot to the height of each story, increasing the overall height of the building by approximately 17 feet. However, except for the minor increase in height, there will be no change in the exterior building materials or in the appearance of the structure and no additional floor area will be created. Implementation of this structural change will require a minor modification of the Building Requirements for the parcel set forth in the Downtown Waterfront-Faneuil Hall Urban Renewal Plan.

In the opinion of the Chief General Counsel, such proposed modifications are minor and do not substantially or materially alter or change the Plan.

It is, therefore, recommended that the Authority adopt the attached Resolution modifying the Downtown Waterfront-Faneuil Hall Urban Renewal Plan and authorize the Director to proclaim the same.

An appropriate Resolution is attached.

Attachment:

